

Development Services  
Wiltshire Council  
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01 May 2026

Dear Sir/Madam

**TOWN AND COUNTY PLANNING ACT 1990 (as amended)**  
**APPROVAL OF DETAILS RESERVED BY CONDITION**

|                        |                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | PL/2026/00486                                                                                                                                                                                                                                                    |
| <b>Proposal:</b>       | Discharge of condition 3 (Drainage Design), 4 (Boundary fencing), 5 (Wall/Roof Material), 6 (Landscaping Scheme), 7 (Ecological Enhancements), 10 (Lighting Scheme) (Approved Plans) relating to application PL/2024/06427 - Erection of 1No Self Build Dwelling |
| <b>Site Address:</b>   | Land at 5, Broadfield Farm, Great Somerford, SN15 5EL                                                                                                                                                                                                            |
| <b>On Behalf Of:</b>   | Mr & Mrs M Alcock<br>c/o LPC (Trull) Ltd, Trull, Tetbury, Glos, GL8 8SQ                                                                                                                                                                                          |

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 23 January 2026. After careful consideration, the following decision has been made:

**Condition(s) submitted for consideration:**

**Condition 3:**

Prior to the commencement of works above slab level of the dwelling hereby approved, a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

**Details Submitted for Approval:**

- Sustainable Drainage Design Statement Rev B; prepared by Blue Green Studio; received 23 January 2026
- SuDS Strategy Plan; BG169\_3\_1\_002 Rev B; received 23 January 2023

- Building Regulations Issue Plan; 6531.BR1; received 23 January 2026

**Decision:** The details submitted in relation to this condition are approved.

**Reason for Decision:**

The submitted details have been assessed by the Council's Drainage Team and it is considered that the submitted details are acceptable and sufficient for condition 3 of planning permission PL/2024/06427 to be discharged.

**Condition 4:**

Prior to the commencement of works above slab level of the dwelling hereby approved, details of any boundary walls and/or fences incorporating hedgehog highways shall be submitted to and approved in writing by the Local Planning Authority. The boundary walls and/or fences shall be erected in accordance with the approved details prior to the occupation of the dwelling hereby permitted and shall be retained and maintained as such at all times thereafter.

REASON: In the interest of wildlife and the amenity to neighbouring properties.

**Details Submitted for Approval:**

- Landscape General Arrangements; BG169\_3\_1\_001 Rev B; received 23 January 2026

**Decision:** The details submitted in relation to this condition are approved.

**Reason for Decision:**

The submitted details have been assessed by the Council's Ecology Team and it is considered that the submitted details are acceptable and sufficient for condition 4 of planning permission PL/2024/06427 to be discharged.

**Condition 5:**

Prior to the commencement of works above slab level of the dwelling hereby approved, details and samples of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

**Details Submitted for Approval:**

- Images of the sample of brick – Berkstone, Golden buff tumbled; received 23 January 2026
- Image of the sample of roof tiles – Ashmore Double Plan Tile; received 23 January 2026

**Decision:** The details submitted in relation to this condition are approved.

**Reason for Decision:**

The submitted details have been assessed by the Local Planning Authority and it is considered that the submitted details are acceptable and sufficient for condition 5 of planning permission PL/2024/06427 to be discharged.

**Condition 6:**

Prior to the commencement of works above slab level of the dwelling hereby approved, a detailed soft and hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme then shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: In order that the development is undertaken in an acceptable manner and to ensure a satisfactory landscaped setting for the development.

**Details Submitted for Approval:**

- Soft Landscape Plan; BG169\_3\_1\_001 Rev B; received 23 January 2026
- Section and Detail; BG169\_3\_3\_001 Rev B; received 23 January 2026

**Decision:** The details submitted in relation to this condition are approved.

**Reason for Decision:**

The submitted details have been assessed by the Council's Ecology Team and it is considered that the submitted details are acceptable and sufficient for condition 6 of planning permission PL/2024/06427 to be discharged.

**Condition 7:**

Prior to the commencement of works above slab level of the dwelling hereby approved, details and the location of the ecological enhancements, including but not limit to:

- 1 no. Schwegler 1 FR box
- 1 no. Vivara pro Woodstone 32mm nest box

shall be submitted to the local authority for approval. These details should be clearly shown on a site plan/technical elevations drawing. The approved details shall be implemented in accordance with the Preliminary Ecological Appraisal, Reference No. LUS24032PEA dated 07 July 2024, before the occupation of the approved dwelling. These features shall be continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

**Details Submitted for Approval:**

- West and East Elevations showing location of bird and bat boxes; received 23 January 2026

**Decision:** The details submitted in relation to this condition are approved.

**Reason for Decision:**

The submitted details have been assessed by the Council's Ecology Team and it is considered that the submitted details are acceptable and sufficient for condition 7 of planning permission PL/2024/06427 to be discharged.

**Condition 10:**

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid impacts on biodiversity through illumination of habitat corridors.

**Details Submitted for Approval:**

- Technical Specification – Saxby Palin PIR GU10 Down Wall Light (IP44); received 23 March 2026

**Decision:** The details submitted in relation to this condition are approved.

**Reason for Decision:**

The submitted details have been assessed by the Council's Ecology Team and it is considered that the submitted details are acceptable and sufficient for condition 10 of planning permission PL/2024/06427 to be discharged.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

*Head of Development Management*

## NOTES:

### 1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

### 2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

### 3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

## **Right of Appeal:**

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.